

**OFFICIAL MINUTES MARCH 13, 2013  
CITY OF GUNNISON PLANNING AND ZONING COMMISSION  
REGULAR MEETING**

**7:00PM**

**Page 1 of 4**

<b>MEMBERS</b>	<b>PRESENT</b>	<b>ABSENT</b>	<b>EXCUSED</b>
Carolyn Riggs, Chair	X		
Erik Niemeyer	X		
Erich Ferchau	X		
Andy Tocke	X		
Bob Beda	X		
Greg Larson	X		
Councilor Ellen Harriman	X		

**OTHERS PRESENT:** Community Development Director Steve Westbay and Planner Andie Ruggera

**I. CALL TO ORDER AT 7:00 PM BY CHAIR CAROLYN RIGGS**

**II. PLEDGE OF ALLEGIANCE TO THE FLAG**

**III. UNSCHEDULED CITIZENS.** There were none.

**IV. ZA 12-1 TEXT AMENDMENT TO THE LAND DEVELOPMENT CODE, SECTION 15.100 SIGN STANDARDS TO ALLOW MULTI-TENANT SIGNS FOR MULTI-TENANT COMMERCIAL DEVELOPMENTS IN THE COMMERCIAL ZONE DISTRICT.**

**Open Public Hearing.** Chair Riggs opened the Public Hearing at 7:04 p.m.

**Review of Process.** Planner Ruggera reviewed the process for a Text Amendment.

**Public Input.** There was none.

**Applicant Presentation.** Director Westbay gave an overview of the application, explaining that the Text Amendment is being initiated to allow large multi-tenant commercial developments the opportunity for combined signage along a collector or arterial street frontage. This text amendment would allow signs similar to the multi-tenant sign for the Gunnison Center PUD and as allowed in Gunnison Rising.

Director Westbay reviewed the proposed definition and general regulations. He stated that the Text Amendment does not address enforcement of the signs.

Councilor Harriman asked if a multi-tenant sign could be placed at the north end of the VanTuyl Village Commercial property [between VanTuyl Circle and County Road 13]. Director Westbay explained that multi-tenant signs apply to a property with a unified covenant that addresses the shared use and maintenance of the sign.

The Commission discussed the following:

- The number of tenants and which tenant gets priority on the multi-tenant sign. Director Westbay stated it would be a private matter and addressed through the development covenants or agreement;
- Whether each tenant would also be allowed a freestanding sign if a multi-tenant sign is placed. The Commission concluded that an individual tenant could place a freestanding sign in addition to the multi-tenant sign for the whole development; and

OFFICIAL MINUTES MARCH 13, 2013  
CITY OF GUNNISON PLANNING AND ZONING COMMISSION  
REGULAR MEETING

7:00PM

Page 2 of 4

- Existing developments that may meet the requirements of the multi-tenant signs. The Gunnison Center (Wal-Mart, City Market, etc.) meets the requirements and is already allowed a multi-tenant sign through the Gunnison Center PUD. Smaller existing developments that don't meet the multi-tenant sign requirement could have a joint identification sign for two or more uses on the same lot as specified in the *LDC Sign Standards*.

**Close Public Hearing.** Chair Riggs closed the public hearing at 7:33 p.m.

During the Planning and Zoning Commission meeting held on March 13, 2013 Commissioner Greg Larson moved, Commissioner Bob Beda seconded, and the Planning and Zoning Commission voted to recommend APPROVAL, to City Council of Zoning Amendment application ZA 13-1, for a Text Amendment to Section 15.100 *Sign Code* of the *LDC* to allow multi-tenant signs, based on the following findings of fact:

**Findings of Fact:**

1. The Planning and Zoning Commission finds that the record of this action includes the application contents on file with the City of Gunnison; all comments entered into the Public Hearing record; and provisions of the *City of Gunnison Land Development Code* and the *City of Gunnison Master Plan*.
2. The Planning and Zoning Commission finds that the amendment proposes multi-tenant signs for commercial developments with three or more tenants or lots and an aggregate gross floor area of 25,000 square feet or more.
3. The Planning and Zoning Commission finds that multi-tenant signs are compatible with large multiple tenant retail developments in the Commercial zone district.
4. The Planning and Zoning Commission finds that a multi-tenant sign that meets the text amendment standards is part of the Gunnison Center PUD and is located at Main Street and Spencer Street.
5. The Planning Zoning Commission finds that multi-tenant signs allow additional advertising to promote an attractive and financially strong Commercial zone district.
6. The Planning and Zoning Commission finds that this Text Amendment application complies with the review standards for Text Amendments (*LDC*, Section 15.150.050).
7. The Planning and Zoning Commission finds that based on the record of this Text Amendment application the recommended approval of this Text Amendment protects the community's health, safety and welfare.

Roll Call Yes: Niemeyer, Ferchau, Tocke, Riggs, Harriman, Beda and Larson

Roll Call No:

Roll Call Recuse:

Motion carried

- V. **CONSIDERATION OF THE FEBRUARY 13, 2013 MEETING MINUTES.** Commissioner Greg Larson moved and Commissioner Andy Tocke seconded to approve the February 13, 2013 meeting minutes as presented.

Roll Call Yes: Niemeyer, Riggs, Beda, Harriman, Tocke, Larson

Roll Call No:

Roll Call Abstain: Ferchau - was not present at the February 13<sup>th</sup> meeting.

Motion carried

- VI. **MOTION TO EXCUSE COMMISSIONERS ERICH FERCHAU AND ERIK NIEMEYER FROM COMMISSION MEETINGS.** Commissioner Greg Larson moved and Councilor Ellen Harriman seconded to excuse Commissioner Erich Ferchau from the February 13, 2013 and February 27, 2013 meetings and Commissioner Erik Niemeyer from the April 10, 2013 meeting.

Roll Call Yes: Tocke, Riggs, Beda, Harriman and Larson

Roll Call No:

Roll Call Abstain: Ferchau, Niemeyer

Motion carried

- VII. **COUNCIL UPDATE.** Councilor Harriman updated the Commission on recent Council business.  
The Council:

- approved an agreement with the WSCU Business Department to fund \$1,000 for an annual "Farm to Table" conference;
- set a public hearing for adoption of the FEMA Flood Prevention Regulations; and
- designated the City Clerk's office to receive and process applications submitted for a license to operate a marijuana establishment.

Other Council business:

- City sales tax revenues increased 14% in January; and
- Council will hear a DOLA grant presentation on March 19<sup>th</sup>.

VIII. **COMMISSIONER COMMENTS.**

- Commissioner Ferchau discussed a signage idea to promote businesses. The sign would be an arch over South Main Street that indicates all the activities that Gunnison has to offer; and
- Commissioner Larson inquired on the meeting regarding the Highway Access Control Plan. Councilor Harriman said that development drives the access changes. The open house is on April 3<sup>rd</sup> from 4 p.m. to 7 p.m.

- IX. **PLANNING UPDATE.** Director Westbay updated the Commission on recent activity in the Community Development Office. Staff has been working on the following:

- updating the Flood Prevention Regulations;
- finalizing the *Non-Motorized Transportation Plan* to include a section on Gunnison Sage-Grouse;
- Affordable Housing – Karl Fulmer from the Housing Authority will discuss the incentives section of the draft *LDC* on April 24th;
- Steve gave a presentation on the Gunnison Sage-grouse to the Youth City Council ;
- Highway Access Control Plan; and
- Gunnison Sage-grouse.

**OFFICIAL MINUTES MARCH 13, 2013  
CITY OF GUNNISON PLANNING AND ZONING COMMISSION  
REGULAR MEETING**

**7:00PM**

**Page 4 of 4**

- X. ADJOURN TO WORK SESSION.** Chair Riggs adjourned the meeting to a work session at 8:15 p.m.

---

Carolyn Riggs, Chair

Attest:

---

Andie Ruggera, Secretary